LOT 76
TIMBER CREEK PLANTATION #2
PB 7/165

FKH SFR PROPCO K LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2024

11-2N-26-2051-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

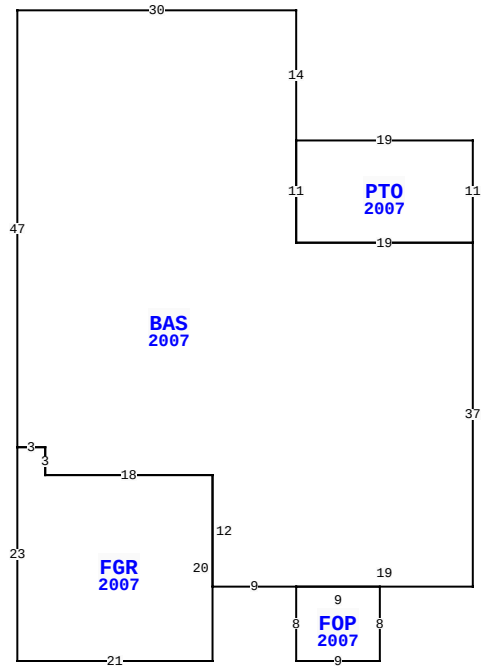
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2,302	204,731
FGR	429	55	236	20,989
FOP	72	30	22	1,957
PTO	209	5	10	890
TOTALS	3,012		2,570	228,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,570	101.7600	96.67	248,442	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2302 HX Base Yr



75096 BROOKWOOD DR, YULEE

BLD DATE	09/28/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	228,567
TOTAL MARKET OB/XF VALUE	3,084
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	286,651
SOH/AGL Deduction	0
ASSESSED VALUE	286,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,651
TOTAL JUST VALUE	286,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18566	ELEC OTHER	1,500	01/01/2007
M12348	MECH OTHER	0	01/01/2007
P11769	OTHER	0	11/01/2006
C18189	CO ISSUED	0	07/01/2006
R09524	REPAIR/RRF	2,000	07/01/2006
B18189	NEW CONSTR	197,340	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1374	6/23/2022	WD	Q	I	01	384,900
GRANTOR: SCHABER TROY V & SAMA						
GRANTEE: FKH SFR PROPCO K LP						
2284/1358	5/22/2019	WD	Q	I	01	248,000
GRANTOR: JONES EZORINE & GARY						
GRANTEE: SCHABER TROY V & SA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W19 BAS=[YR=2007] N14 W30 S47 FGR=[YR=2007] S23 E21 N20 W18 N3W3$ E3 S3 E18 S12 E9 FOP=[YR=2007] S8 E9 N8 W9$ E19 N37 W19 N11$ S11 E19 N11$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	674.00	SF	5.20	5.20	100	2007	2007	3	88	3,084	

LAND DESCRIPTION

TOTAL OB/XF 3,084

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS